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of conducting a public sale thereof and as a result thereof were unable to secure an offer at said public sale in the amount of One Hundred Forty Thousand Dollars (\$140,000.00).

- 4. That as a result of said failure, pursuant to the Order dated October 24, 1974, your Trustees engaged the services of James G. Trout Auction and Realty, Inc., for the purposes of conducting a private sale of said fee simple property in accordance with the Frederick County Multiple Listing Form, a copy of which is attached hereto, marked "Exhibit A".
- 5. That said property has now been sold through James G. Trout
 Auction and Realty, Inc., a realtor, at a private sale to John Laspia and Christine A.
 Laspia, his wife, at and for the sum of One Hundred_Twenty Thousand Dollars (\$120,000.00)
 cash, subject to commissions of the Realty Company in the amount of Seven Thousand Two
 Hundred Dollars (\$7,200.00), which sale was made pursuant to the aforesaid Order of this
 Honorable Court, dated March 26, 1975, a copy of said Contract of Sale is attached hereto,
 marked "Exhibit B".
- 6. That the parties in interest are Fred R. McCrumb, Jr. and Gloria E. McCrumb, Tenants in Common, owners of said fee simple property, and John Laspia, Jr. and Christine A. Laspia, his wife, Purchasers.
- 7. That said property is located in Frederick County, Libertytown, Maryland, the said owners thereof having acquired title, in fee simple, by Deed dated October 9, 1962, and recorded among the Land Records of Frederick County in Liber 675, Folio 139, to a certain parcel of ground and the improvements thereon, being more fully described as follows:

BEGINNING for the same at an iron tee bar with Registered Land Surveyors Cap No. 2046, now set in the ground on the south side of Liberty Road, as shown on the Maryland State Road Commission Plat No. 11795, thence as now surveyed by D.K.Sutcliffe and Associates with north reference to said Plat, and running and binding on said south side of Liberty Road the five following courses and distances, thence by a line curving to the left for a distance of 395.12 feet with a radius of 25,923.18 feet to a point of compound curve, which arc is subtended by a chord bearing south 63 degrees 03 minutes 52 seconds east 395.09 feet, thence still by a line curving to the left for a distance of 88.28 feet with a radius of 2416.76 feet to a point which arc is subtended by a chord bearing south 64 degrees 22 minutes 22 seconds east 88.27 feet, thence south 63 degrees 29 minutes 19